

## Release Summary Sheet

**Contract (PO) Number:** 15038

**Release Number:** 37

**Specification Number:** 51701

**Name of Contractor:** LEOPARDO COMPANIES, INC

**City Department:** DEPT OF GENERAL SERVICES

**Title of Contract:** DEPT. OF GENERAL SERVICES-JOB ORDER CONTRACT  
REHABILITATION OF CITY FACILITIES

**Dollar Amount of Release:** \$1,048,643.21

**Release Description:** GENERAL CONSTRUCTION-PUBLIC WORKS RELATED

**Procurement Services Contact Person:** LYLIANIS RODRIGUEZ

**Vendor Number:** 1064375

**Submission Date:**

**CITY OF CHICAGO  
BLANKET RELEASE**

**Original (Department)**

**SUBJECT TO SUBCONTRACTOR CERTIFICATION**

Furnish the supplies and/or services described below in conformance with conditions set forth herein and in your offer

RELEASE DATE	PURCHASE ORDER	RELEASE NUMBER	SPECIFICATION NUMBER	VENDOR NUMBER	SITE NAME	DELIVERY DATE	PAGE NUMBER
9/9/2010	15038	37	51701	1064375	A		1

**DELIVER TO:** 38-038

038-0030  
30 N. LA SALLE ST.  
ROOM 300

Chicago, IL 60602-2500

**ORDERED FROM:**

LEOPARDO COMPANIES, INC  
5200 PRAIRIE STONE PARKWAY  
(EFT)

HOFFMAN ESTATES, IL 60192

DELIVERY CHARGES to be PREPAID  
TITLE TO PASS ON DELIVERY

**CONTACT:** LEE: 2-3987

**PO DESCRIPTION:** DEPT. OF GENERAL SERVICES-JOB ORDER CONTRACT REHABILITATION OF CITY FACILITIES

BLANKET RELEASE

THIS SIGNED RELEASE IS YOUR AUTHORITY TO FURNISH THE SPECIFIED SUPPLIES AND /OR SERVICES IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE BLANKET AGREEMENT NUMBER: 15038

THIS PURCHASE IS FOR DEPARTMENT: 38 - DEPT OF GENERAL SERVICES

SUBMIT THE ORIGINAL INVOICE TO:

PO Line	Shp Line	COMMODITY INFORMATION							QUANTITY	UOM	UNIT COST	TOTAL COST	
1	1	96842								1,048,643.21	USD	1.00	1,048,643.21
GENERAL CONSTRUCTION-PUBLIC WORKS RELATED													
REQ# 52582; LEO-07-001.B; 2350 OGDEN RENOVATION - PHASE 2; P-7-064; ANDROS; NO CIP													
	Dist	BFY	FUND	COST CTR	APPR	ACCNT	ACTV	PROJECT	RPT CAT	GENRL	FUTR		
	1	009	0798	0382005	9006	220540	0000	00000000	000000	00000	0000	697,605.20	
	2	009	0C21	0382005	2215	220540	0000	21038151	000000	00000	0000	245,985.06	
	3	010	0C10	0382005	1815	220540	0000	11326151	000000	00000	0000	105,052.95	
<b>SHIPMENT TOTAL:</b>											<b>1,048,643.21</b>		

**RELEASE TOTAL: 1,048,643.21**

APPROVAL:

SIGNATURE

DATE

SIGNATURE

DATE

*[Handwritten signatures and dates]*  
 Signature: *[Signature]* Date: *9/14/10*  
 Signature: *[Signature]* Date: *9/15*

Payment on this order will be made upon receipt of an original vendor invoice form referencing this order.

Submit the original invoice to the department referenced above.

Mark all packages and papers with the purchase number.

Any deliveries containing overshipments will be reflected unless otherwise authorized in this purchase.

This purchase is subject to the City of Chicago General Conditions for Supplies, Work, or Professional Consulting Services; Special Conditions, Disclosure Ownership, Acceptance Page, as applicable, which are attached hereto or incorporated herein by reference.



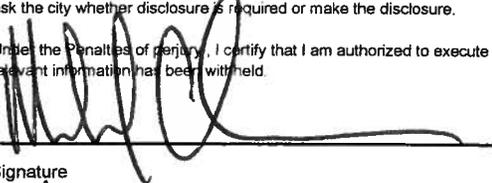
Lohre Painting Company, Inc.	1750 Harding Road Northfield, IL, 60093	Non	Subcontractor	\$28,628.00 Est.
Evergreen Supply Company	9901 S. Torrence Avenue Chicago, IL,	WBE	Supplier	\$8,228.67 Est.
Herner-Geissler Woodworking Corp.	400 N. Hermitage Avenue Chicago, IL, 60622	Non	Subcontractor	\$55,511.00 Est.
Nova Fire Protection Inc.	1530 Wiley Road Schaumburg, IL, 60173	Non	Subcontractor	\$1,003.00 Est.
R&I Ornamental Iron, Inc.	96 Center Street Gilberts, IL, 60136	Non	Subcontractor	\$5,580.00 Est.
Environmental Systems of Chicago	222 North Canal Chicago, IL, 60606	Non	Subcontractor	\$68,546.00 Est.
Alliance Drywall & Acoustical, Inc.	1080 Tower Lane Bensenville, IL, 60106	MBE	Subcontractor	\$68,622.00 Est.
Leopardo Companies, Inc.	333 West Wacker Drive Suite 250	Non	Subcontractor	\$154,376.21 Est.
Lombardi Electric, Inc.	161 Covington Drive Bloomington, IL, 60108	Non	Subcontractor	\$126,623.00 Est.
Indecor Contract Window Treatments	5009 N. Winthrop Avenue Chicago, IL, 60640	Non	Subcontractor	\$2,138.00 Est.
United Mechanical Contractors, Inc.	10621 S. Halsted Street Chicago, IL, 60628	MBE	Subcontractor	\$55,900.00 Est.
MZI Group	2251 W. Grand Avenue Chicago, IL, 60612	MBE	Subcontractor	\$65,000.00 Est.
The Sign Palace Inc.	68 N. Lively Blvd. Elk Grove Village, IL, 60007	Non	Subcontractor	\$5,365.00 Est.
Premium Concrete	655 West Lunt Avenue Schaumburg, IL, 60193	Non	Subcontractor	\$1,277.00 Est.

CHECK HERE IF NO SUCH PERSONS HAVE BEEN RETAINED OR ARE ANTICIPATED TO BE RETAINED \_\_\_\_\_

4. The Contractor Understands and agrees that the city may rely on the information provided herein and that providing any false incomplete or inaccurate information shall constitute default under the contract and may result in termination of the contract or lease

5. The Contractor understands and agrees that in any case in which the Contractor is uncertain whether a disclosure is required under the Executive order, the Contractor must either ask the city whether disclosure is required or make the disclosure.

Under the Penalties of perjury, I certify that I am authorized to execute this Disclosure on behalf of the Contractor that the information disclosed herein is true and complete, and that no relevant information has been withheld.



Signature



Name (Type or Print)

6/30/2010

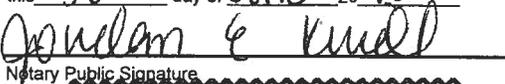
Date



Title

Subscribed and sworn to before me

this 30<sup>th</sup> day of June 20 10



Notary Public Signature





City of Chicago  
Richard M. Daley, Mayor

Department of General Services

Michi E. Peña  
Commissioner

Suite 3700  
30 North LaSalle Street  
Chicago, Illinois 60602-2586  
(312) 742-3124  
(312) 744-9883 (FAX)  
<http://www.cityofchicago.org>

July 15 2009

Mr. Montel M. Gayles  
Chief Procurement Officer  
Department of Procurement Services  
City Hall, Room 403  
121 North LaSalle Street  
Chicago, IL 60602

Attn: Carolyn Johnson  
JOC Manager

Re: JOC Project Number: LEO-07-001.A / P-7-064  
Project Title: 2350 W Ogden - Building Renovation  
Address: 2350 W Ogden  
Estimated Cost: 1,625,000.00  
Specification Number: 51701  
Funding Source: 09-0C16-38-2005-2109-0540-16098-151, 09-0C21-38-2005-2215-0540-21038-151

*7/22/09*

Dear Mr. Gayles:

We request that the above referenced project be contracted under the Job Order Contracting (JOC) Method. Attachment A describes the scope of work and the appropriateness for using JOC for this project.

Please direct all technical inquiries to Project Manager Ivan Hansen at (312) 742-1336 and all other inquiries to Mary Capecci at 744-1636.

If you concur with our recommendation, please sign below and return a copy for our files.

Sincerely,

*Mark D. Maloney*  
Mark D. Maloney  
Acting Commissioner

09 JUL 28 AM 9:36

APPROVED: *B. Montel M. Gayles*  
8-3-09

Montel M. Gayles  
Chief Procurement Officer

Approved: Nicholas Ahrens *NA*  
Mary Capecci *MC*  
Arthur Andros *AA*

MBE GOALS AND WBE GOALS MUST BE MET FOR THIS PROJECT.





**DEPARTMENT OF GENERAL SERVICES**  
**Bureau of Architecture, Engineering & Construction Management**  
**JOB ORDER CONTRACT (JOC)**  
**PRE-CONSTRUCTION FUNDING APPROVAL**

User Dept: Business Affairs and Consun Date: July 15, 2009

Originator: Ivan Hansen Phone: (312) 742-1336

Project Number: LEO-07-001.A / P-7-064

Project Name: 2350 W Ogden - Building Renovation

Project Scope: Renovate 1st fl per drawings and specs dated 7-9-09.

Location/Address: 2350 W Ogden

Justification: Departments combined and current facilities can not accomodate the amount of public traffic that they now have.

Est. Project Budget: \$-1,625,000.00

CIP #: \_\_\_\_\_

Funding Strips: 09-0C16-38-2005-2315-0540-16098-151  
09-0C16-38-2005-2315-0540-21028151

Funding Verified By: *[Signature]* Date: 7/22/09

Can this request be completed by one of the following:

- |   |                 |     |                          |    |                                     |
|---|-----------------|-----|--------------------------|----|-------------------------------------|
| 1 | In-House Trades | Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> |
| 2 | Term Contract   | Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> |
| 3 | Competitive Bid | Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> |

If No, for any of the above please explain:

**APPROVED:**

*[Signature]*  
 Nicholas J. Ahrens, Jr., Deputy Commissioner

7-23-09  
 Date

*[Signature]*  
 Mark D. Maloney, Acting Commissioner

7/23/09  
 Date

The Department of General Services is proposing to use the JOC procurement system for the building renovation at 2350 W Ogden for a number of reasons.

**Project Overview:** The Project will consist of Interior Renovations Project is approximately \$2 million dollar remodel that DGS proposes to be completed in multiple phases.

The 1<sup>st</sup> reason DGS proposes to use JOC is the flexibility to complete the project in multiple phases without incurring high change order costs if the phasing plan changes. One such example is the relocation of existing employees working inside the building. There are personnel that are going to be displaced during the course of the project. Some may be moved across the floor while others may be moved to different areas of the building. If the relocation plan is changed during the course of the project, we believe the change order cost under traditional bid would be higher than Job Order Contracting. Under traditional bid, the Contractor can claim their bid was submitted for relocating people to a certain area. If that relocation area changes, the traditional bid Contractor can submit a claim for additional cost as their bid would have been higher if they had known what the final plan was. That additional cost under traditional bid is negotiated a process that usually favors the Contractor. By utilizing JOC, DGS has the flexibility to change plans without incurring high change order costs as JOC credits give back dollar for dollar and additional work is fixed price as opposed to a negotiated cost. Also, the work being done will include tying into existing Electrical, Mechanical, and Plumbing systems. Using the JOC system, we can better control the change order process for unforeseen conditions.

The 2<sup>nd</sup> reason DGS proposes to use JOC is the location of the Contractor's staging area is in such a place that it will be difficult for the Contractor to remove materials as well as bring new material to the site. Under traditional bidding, the Contractor's will increase their base bid for the purpose of covering the additional cost associated with such a difficult staging area. With the JOC procurement system, the cost of moving materials is included in the Contractor's Adjustment Factor. Also included in the Contractor's Adjustment Factor are project size, location and complexity. Even if additional cost for moving material is warranted, JOC is a fixed price system which will minimize the cost of moving materials. The fixed price system for moving materials was applied to the JOC project for JB5-001.A in which the Contractor had to move all materials up to the 8th floor of City Hall. The Contractor originally tried to submit a price for moving material at \$11,780, but after applying the JOC principles, the cost for moving material was reduced to \$1,641. Therefore, we believe the JOC process will help to minimize overall project cost due to such a complex staging area.

The 3<sup>rd</sup> reason DGS proposes to use JOC is the ability to exceed the M/WBE goals. Under traditional bid, the Contractor will show a plan for meeting the M/WBE goals, but if during the course of the Contract they start falling short of those goals, it is difficult to hold the Contractor accountable for what they submitted with their bid. Since Job Order Contracting is a performance-based procurement system. The Contractor understands that if they fall short of their goals on this project, future work will be impacted as DGS has several other JOC Contractors available. Therefore, in order to receive future work on a six year Contract, the Contractor has an incentive to meet or exceed all requirements and goals for the Contract. Furthermore, the JOC Contractor has agreed to identify those areas in which they intend to utilize M/WBE subcontractors and suppliers on each individual phase. The JOC Contractor will also identify ethnicities that are to be used. All this information will be provided to DGS and DPS prior to the issuance of the Sub Order Release. The JOC Contractor understands that not meeting these goals will impact this and future work.

The 4<sup>th</sup> reason DGS proposes to use JOC is the cost savings associated with completing the project quicker. Using JOC allows DGS to issue the work quicker and less labor on the front end of the project.

The 5<sup>th</sup> reason DGS proposes to use JOC is the client (Norma Reyes from DBACP) has requested the project be procured with JOC for the quick procurement process and the ability to start work before the renewal period. As the project begins, there are many unforeseen conditions which may arise, and the JOC system allows the flexibility of procuring additional work in a more timely fashion. The line item detail that the JOC system uses gives DGS greater control on the amount of money being spent on each phase of the project.